

प्रकाशद्वय प्रितिहास नाम सचिना अधिनियम १९६६ चे कलाप  
उमा (३) इनकाम कोरडार.  
वहन्मुद्रा निकास नियंत्रण नियमावली १९९१ नियम क्र. ६१....

महाराष्ट्र गवर्नर,  
नव विकास विभाग,

गवर्नर उपायमन्त्री कामांक: एप्रिली ४ ३०७४ ईप्रक. ३३५-८८८८०-११  
पत्रालय, मुंबई : ४०० ८३२, डिनांक : १३ एप्रिल १९७४.

प्रोमोशन नियाय: येथेन यो अधिसूचना गवर्नर शासनाच्या गोपनीयात प्रसिद्ध करण्यात घावी.

महाराष्ट्राचे राज्यावल याच्या आंदशासनामध्ये नांवाने.

(संजोद हेबद्द)

ब्रह्मर मांडव, महाराष्ट्र शासन.

प्रति,

महानगरपालिका आयोजन, वहन्मुद्रा महानगरपालिका, मुंबई,  
इमुद्रा आधिकारी विभाग, वहन्मुद्रा महानगरपालिका, मुंबई,  
संचाराळ, नगर रक्कम, भारताच्या राज्यातील,  
गोपनीयात, नाम राज्यावल विभाग, मुंबई,  
२८ नव्हिनी, २०१ राजा, राजभव, मुंबई,  
आंदशासनक, नाम राज्यावल याच्यातील शुद्धण्णात, राजीव, मुंबई.

(ल्याग विकास आंदशासन की, योवर्तनी अधिसूचना प्रकाशद्वय शासनाचे साथारण  
उहावडात दृष्टी-१, मद्दती प्राधिक वराण्यात वेवळ नांव विकास विभाग,  
विकास विभागात, दृष्टी-१२ च उप नव्हिनी, नाम रक्कम, वहन्मुद्रा, दन्धालयांत, आंदश गैदान,  
मुंबई (प्राधिक विभागात आज्ञान.)

कृत अंतिमात्र (याच्याक काळ) (मार्च-२१), नाम विकास विभाग, प्रेसलय, मुंबई ४०० ८३२.  
प्रकाशद्वय विभागी राज्यावल वेतन की, योवर्तनी अधिसूचना विकास विभागाच्या देवसाहेबवर श्रद्धित  
प्रकाशद्वयक वार्तावाही करावी।  
विकास विभागी (मार्च-२१).

Maharashtra Regional and Town  
Planning Act, 1966.

- Sanction to modification under  
Section 37(2) of the Act.....
- Modification in the Regulation  
No.61 of Development Control  
Regulations for Greater Mumbai,  
1991.

GOVERNMENT OF MAHARASHTRA

Urban Development Department  
Mantralay, Mumbai 400 032.  
Date 13<sup>th</sup> April, 2010.

NOTIFICATION

No. TPB-4307/83/CR-832/06/UD-11

Whereas, the Government of Maharashtra accorded sanction to the Development Control Regulations for Gz. Mumbai, 1991 (hereinafter referred to as "the said Regulations") in exercise of the powers conferred by sub-section (1) of section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") and all other powers enabling it in that behalf, and the said Regulations have come into force with effect from 25<sup>th</sup> March, 1991;

And whereas, as per Regulation No. 61 of the said regulations, sites or plots identified by the Tourism Development Zone of the State Govt. in consultation with Maharashtra Tourism Development Corporation and as specified by Govt. from time to time as suitable for promotion of tourism can be included in Tourism Development Zone;

And whereas, in accordance with the provisions under the said regulation No.61 and to insure that the criteria for such specification and inclusion would become known for all criteria for all concerned, Government in Urban Development Department prepared guidelines for identification of Tourism Development Zone and after exercising the procedure of suggestions and objections on it, the Government in Urban Development Department in exercise of powers under section regulation No.62(3) of the said regulation vide order of 19/9/95 has sanctioned "the guidelines for identification of Tourism Development Zone and development permitted therein" (hereinafter referred to as "the said guidelines");

And whereas, as per clause No. 7 of said guidelines, the land designated/reserved in D.P. for the purpose of Parks/Gardens/ Recreation Ground/ Private Garden/Private Recreation Ground and suitable for Development of Tourism can be specified as Tourism Development Zone. The minimum of such site shall not be less than 1 ha. and FSI available in for development of site shall be 0.2.

And whereas, Govt. has received the representation that existing benefit of additional FSI to residential hotels in island city and suburbs shall also be extended in respect of buildings to be constructed in Tourism Development Zone;

And whereas, with a view to boost tourism development in Gr. Mumbai, Govt. has decided to propose 100% additional FSI for Tourism Development in the sites reserved for Park/Garden/Recreation Ground/Private Garden/Private Recreation Ground. (hereinafter referred to as "the said modification");

And whereas, in view of the facts and circumstances mentioned above and in exercise of the powers contained in sub-section (1AA) of section 37 of the said Act, Government has issued the notice of even no. dated 1/12/2008 (hereinafter referred to as "the said Notice") for inviting suggestions/objections from public with respect to the said modification.

And whereas, the said notice was published in the Government Gazette (Ordinary) dated 1/1/2009 and in the news paper namely "Free Press Journal" (English) dated 12/12/2008.

And whereas, as per the said notice Government has appointed Deputy Director of Town Planning, Gr. Mumbai as an officer under section 162 of the said Act, (hereinafter referred to as "the said officer") to scrutinise any suggestions/objections received, grant hearing to the persons submitted suggestions/objections including Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") and to submit his report to the Government regarding the said modification.

And whereas, the said officer has submitted his report vide letter No. DDTP/Bribanmumbai/section 37(1AA)/modification/DCR No.61/362 dated 27/2/2009 to the Government (hereinafter referred to as "the said Report").

And whereas, as per the said report of the said officer two suggestions/objections (including the suggestion/objection of the said Corporation) were received regarding the said modification.

And whereas, hearing was granted by the said officer to the concerned persons including the said Corporation.

And whereas, after consulting Director of Town Planning, Maharashtra State, Pune, Government in Urban Development Department is of the opinion that the said modification shall be sanctioned with some changes.

Now, therefore, in exercise of the powers vested in it under section 37(2) of the said Act and in Regulation 61 of the said regulations, Government hereby sanctions-

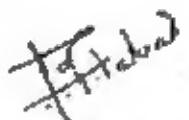
## MODIFICATION

A) Following proviso is added after the first para in clause VII,-  
Reserved sites for TDZ-

"Provided that, with the previous approval of the Government the permissible FSI in park/ garden/ recreation ground/ private garden/private recreation ground may be permitted to exceed by maximum 100% and subject to following conditions.

- 1) Premium shall be recovered at the rate of 25% of the ready reckoner for additional FSI out of which 50% shall be payable to the said corporation.
  - 2) The remaining area of the park/garden/recreation ground/ private garden/ private recreation ground after leaving appurtenant space shall be rendered open for the public.
- B) fixes the date on which the said modification is published in the official gazette as the date on which the said modification shall come into force;
- C) directs the said Corporation that the schedule of modification appended to the notification, after the last entry, the above entry (a) shall be added.

By order and in the name of the Governor of Maharashtra,



(Rajendra Habde)  
Under Secretary to Government.